

095.0

0002

0011.0

Map

Block

Lot

1 of 1

Residential

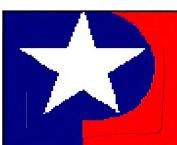
CARD ARLINGTON

Total Card / Total Parcel

APPRAISED: 1,074,000 / 1,074,000

USE VALUE: 1,074,000 / 1,074,000

ASSESSED: 1,074,000 / 1,074,000

**PROPERTY LOCATION**

| No | Alt No | Direction/Street/City |
|----|--------|------------------------|
| 45 | | FALMOUTH RD, ARLINGTON |

OWNERSHIP

Unit #:

| | |
|----------------------------|--|
| Owner 1: HODGE JAMES E | |
| Owner 2: HODGE DEVLIN DAWN | |
| Owner 3: | |

Street 1: 45 FALMOUTH RD

Street 2:

Twn/Cty: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: NIEBUHR NANCY M -

Owner 2: -

Street 1: 45 FALMOUTH RD

Twn/Cty: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .319 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Wood Shingle Exterior and 2122 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R0 | LARGE LOT | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | One Family | | 13876 | | Sq. Ft. | Site | | 0 | 70. | 0.60 | 4 | | | | | | | | | 585,395 | | | | | | 585,400 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-----------|
| 101 | 13876.000 | 488,600 | | 585,400 | 1,074,000 | | 62229 |
| | | | | | | | GIS Ref |
| | | | | | | | GIS Ref |
| | | | | | | | Insp Date |
| | | | | | | | 11/11/18 |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2022 | 101 | FV | 488,600 | 0 | 13,876. | 585,400 | 1,074,000 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 473,400 | 0 | 13,876. | 585,400 | 1,058,800 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 473,400 | 0 | 13,876. | 585,400 | 1,058,800 | 1,058,800 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 366,800 | 0 | 13,876. | 585,400 | 952,200 | 952,200 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 366,800 | 0 | 13,876. | 501,800 | 868,600 | 868,600 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 366,800 | 0 | 13,876. | 468,300 | 835,100 | 835,100 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 366,800 | 0 | 13,876. | 401,400 | 768,200 | 768,200 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 340,100 | 0 | 13,876. | 359,600 | 699,700 | 699,700 | Year End Roll | 12/11/2014 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes | PAT ACCT. |
|-----------------|-----------|------|------------|-------------|------------|----|-----|-------|-------|-----------|
| NIEBUHR NANCY M | 48584-109 | | 11/30/2006 | Change>Sale | 660,000 | No | No | | | 7796 |
| NIEBUHR RICHARD | 27324-162 | | 5/23/1997 | Family | | 1 | No | No | A | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment | Date | Result | By | Name |
|------------|--------|----------|--------|-----|------------|----------|------------|---------|------------|--------------|-----|-------------|
| 1/26/2017 | 83 | Re-Roof | 3,800 | C | | | | | 11/11/2018 | MEAS&NOTICE | CC | Chris C |
| 11/30/2016 | 1480 | New Wind | 11,438 | C | | | | | 6/17/2009 | Measured | 189 | PATRIOT |
| 11/24/2014 | 1569 | New Wind | 10,940 | | | | | | 3/11/2007 | MLS | MM | Mary M |
| 11/16/2004 | 1120 | Redo Kit | 40,000 | C | | G6 | GR FY06 | | 6/7/2005 | Permit Visit | BR | B Rossignol |
| 2/19/2002 | 83 | Redo Bat | 15,000 | C | | | | | 11/30/1999 | Inspected | 267 | PATRIOT |
| 5/1/1995 | 218 | Manual | 9,000 | | | | | | 11/9/1999 | Mailer Sent | | |
| | | | | | | | | | 10/18/1999 | Measured | 263 | PATRIOT |
| | | | | | | | | | 7/23/1991 | | KT | |

Sign: VERIFICATION OF VISIT NOT DATA _____

| EXTERIOR INFORMATION | |
|----------------------|-----------------------|
| Type: | 6 - Colonial |
| Sty Ht: | 2 - 2 Story |
| (Liv) Units: | 1 Total: 1 |
| Foundation: | 2 - Conc. Block |
| Frame: | 1 - Wood |
| Prime Wall: | 1 - Wood Shingle |
| Sec Wall: | 8 - Brick Veneer 25 % |
| Roof Struct: | 1 - Gable |
| Roof Cover: | 1 - Asphalt Shgl |
| Color: | WHITE |
| View / Desir: | |

GENERAL INFORMATION

| | |
|---------------|------------------|
| Grade: | C+ - Average (+) |
| Year Blt: | 1927 |
| Eff Yr Blt: | |
| Alt LUC: | |
| Jurisdct: | G6 Fact: . |
| Const Mod: | |
| Lump Sum Adj: | |

INTERIOR INFORMATION

| | |
|---------------|--------------------|
| Avg Ht/FL: | STD |
| Prim Int Wal: | 2 - Plaster |
| Sec Int Wall: | % |
| Partition: | T - Typical |
| Prim Floors: | 3 - Hardwood |
| Sec Floors: | % |
| Bsmnt Flr: | 12 - Concrete |
| Subfloor: | |
| Bsmnt Gar: | 1 |
| Electric: | 3 - Typical |
| Insulation: | 2 - Typical |
| Int vs Ext: | S |
| Heat Fuel: | 1 - Oil |
| Heat Type: | 5 - Steam |
| # Heat Sys: | 1 |
| % Heated: | 100 % AC: |
| Solar HW: | NO Central Vac: NO |
| % Com Wal | % Sprinkled |

MOBILE HOME

Make: Model: Serial # Year: Color:

SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|------|-------------|---|-----|-----|----------|------|-----|------|------------|-----|-----|-----|------|-------|------------|------|-------|--------------|
| | | | | | | | | | | | | | | | | | | |

| PARCEL ID | 095-0002-0011.0 |
|-------------------------|-----------------|
| Total Yard Items: | |
| Total Special Features: | |
| Total: | |
| More: N | |

| BATH FEATURES | |
|---------------|---------------------|
| Full Bath | 1 Rating: Very Good |
| A Bath: | Rating: |
| 3/4 Bath: | Rating: |
| A 3QBth: | Rating: |
| 1/2 Bath: | 1 Rating: Good |
| A HBth: | Rating: |
| OthrFix: | Rating: |

OTHER FEATURES

| | |
|--------------|---------------------|
| Kits: | 1 Rating: Very Good |
| A Kits: | Rating: |
| Frl: | Rating: |
| WSFlue: | Rating: |
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

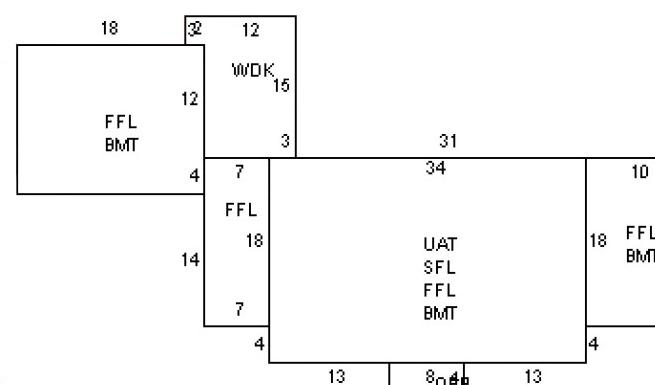
CONDOS INFORMATION

| REMODELING | | RES BREAKDOWN | |
|---------------|---|---------------|-----|
| Exterior: | | No Unit | RMS |
| Interior: | | BRS | FL |
| 1 | 9 | 3 | |
| Additions: | | | |
| Kitchen: 2004 | | | |
| Baths: 2002 | | | |
| Plumbing: | | | |
| Electric: | | | |
| Heating: | | | |
| General: | | | |
| Totals | | 1 | 9 |
| | | 3 | |

CALC SUMMARY

| COMPARABLE SALES | |
|--------------------|------------|
| Rate | Parcel ID |
| Adj \$ / SQ: | 1.14481616 |
| Const Adj.: | 0.98735195 |
| Adj \$ / SQ: | 146.944 |
| Other Features: | 84500 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 512186 |
| Depreciation: | 23561 |
| Depreciated Total: | 488625 |
| WtAv\$/SQ: | AvRate: |
| Juris. Factor: | 1.00 |
| Special Features: | 0 |
| Final Total: | 488600 |
| Before Depr: | 161.64 |
| Val/Su Net: | 130.47 |
| Val/Su SzAd: | 230.25 |

SKETCH



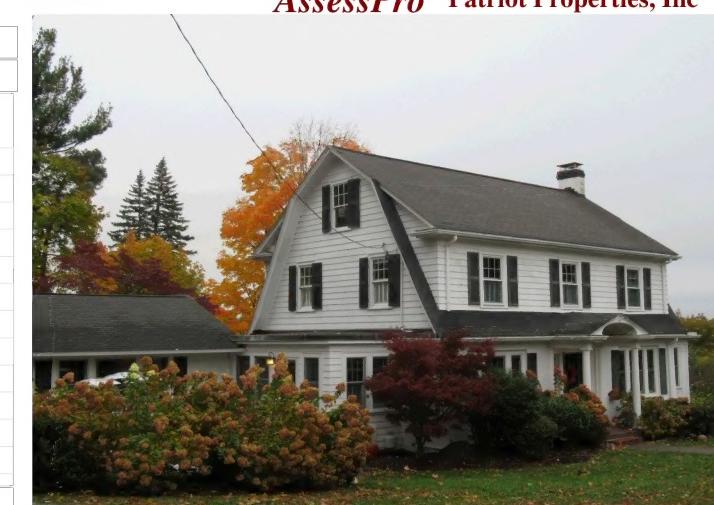
Sum Area By Label :
 UAT = 748
 SFL = 748
 FFL = 1374
 BMT = 1248
 WDK = 156
 OFP = 32

SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value | Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|--------------------|--------------|------------|-----------|--------------|----------|--------|---------|--------|----|-------|
| FFL | First Floor | 1,374 | 146.940 | 201,901 | | | | | | |
| BMT | Basement | 1,248 | 44.080 | 55,016 | | | | | | |
| SFL | Second Floor | 748 | 146.940 | 109,914 | | | | | | |
| UAT | Upper Attic | 187 | 58.780 | 10,991 | | | | | | |
| WDK | Deck | 156 | 12.250 | 1,912 | | | | | | |
| OPF | Open Porch | 32 | 43.440 | 1,390 | | | | | | |
| Net Sketched Area: | | 3,745 | Total: | | 381,124 | | | | | |
| Size Ad | 2122 | Gross Area | 4306 | FinArea | 2122 | | | | | |

SUB AREA DETAIL

IMAGE



AssessPro Patriot Properties, Inc